

WC 16.04.240 Standards of Improvement

The final plat of the subdivision shall conform to the following standards of improvement:

A. Monuments and Markers -

1. Shall be placed so that the center of the pipe or marked point shall coincide exactly with the intersection of lines to be marked, and shall be set so that the top of the monument or marker is level with the finished grade.
2. Monuments shall be set:
 - At the intersection of lines forming angles in the boundary of the subdivision.
 - At least two monuments shall be set on each side of a straight section of street, such monuments shall be on lot corners near each end of the street.
 - At least two monuments shall be set on any straight line over 400 feet in length. Such monuments shall be on lot corners near each end of the line.
3. Markers shall be set:
 - At the beginning and ending of all curves along street property lines.
 - At all points where lot lines intersect curves, either front or rear.
 - At all angles in property lines of lots.
 - At all other lot corners not established by a monument.
4. Monuments shall be of stone, pre-cast concrete, or concrete poured in place with minimum dimensions of four inches by four inches by thirty inches, set vertically in place. They shall be marked on top with an iron or copper dowel set flush with the top of the monument or deeply scored on top with a cross. Markers shall consist of iron pipes or steel bars at least 30 inches long, and not less than 5/8 inch in diameter.

B. Streets -

1. Streets and alleys should be completed as shown on approved plans, profiles and cross-sections provided by the subdivider, and prepared by a qualified engineer or surveyor.
2. Streets shall be graded, surfaced and improved to the dimensions required by the cross-sections and the work shall be performed in the manner prescribed in "Standard Specifications" of the Indiana Department of Transportation.

3. Prior to placing street surfaces, adequate subsurface drainage for streets shall be provided by the subdivider. Subsurface drainage pipe, when required, shall be as described by the current edition of INDOT standard specifications and as approved by the Plan Commission. Upon completion of street improvements, plans and profiles as built shall be filed with the Plan Commission and the proper governing body of the Town of Westfield or Hamilton County.
4. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.
5. Before any bond covering a street installation is released, the Plan Commission, Town Council, or Building Commissioner may request that core borings (asphalt or concrete) of the street be provided to the Westfield Utilities Department or the Hamilton County Highway Department, or their designated representative(s), at the subdivider's expense, for thickness determination.
6. Prior to the acceptance of asphalt streets, the subdivider shall employ and pay for the services of an independent testing laboratory to take cores at selected locations and perform Marshall stability, flow and density test, and perce of compaction determination on completed asphalt work.
7. Prior to acceptance of concrete street, the subdivider must provide satisfactory test results from an independent testing laboratory to the Westfield Utilities Department or the Hamilton County Highway Department.
8. A developer may request permission from the Plan Commission to delay the installation of the one (1) inch surface layer of asphalt until the binder layer of asphalt has had sufficient time to prove its durability under the stress of heavy construction traffic, but this delay shall not exceed one year. The developer shall be required to submit a separate performance bond to cover the cost of the installation of the one (1) inch surface layer of asphalt.

Sewers - WC 16.04.240 Standards of Improvement

C.

- 1) The subdivider shall provide the subdivision with a complete sanitary sewer system, which shall connect with a sanitary sewer outlet approved by the Health Officer. The subdivider shall be responsible for providing sewer extensions from any subdivision(s) located in SF 1, SF-A, SF 2 and SF 3 districts to a main sewer connection point as may be established by written agreement between the subdivider and the Town Council.

When an approved outlet is not available, one of the following methods of sewage disposal shall be used:

- A complete sanitary sewer system to convey the sewage to a treatment plant, to be provided by the subdivider in accordance with minimum requirements of the environmental protection agency.
 - A private sewage disposal system on individual lots consisting of a septic tank and absorption field or other approved sewage disposal system, when laid out in accordance with minimum standards of the Health Officer.
- 2) The plans for the installation of a sanitary sewer system shall be provided by the subdivider upon the completion of the sanitary sewer and water installations and streets, the plans for such systems as built shall be filed with the Plan Commission.
- 3) In sections WC 16.04.240 C - Sewers and WC 16.04.240 D - Water, the phrase "The subdivider shall provide" shall be interpreted to mean that the subdivider shall install the facility referred to, or whenever a private sewage disposal system or an individual system or an individual water supply is to be provided, that the subdivider shall require, as a condition of the sale of each lot or parcel in the subdivision, that the facilities referred to in these sections shall be installed by the developer of the lots in accordance with these regulations.
- D. Water - The subdivider shall provide the subdivision with a complete water main supply system, which shall be connected to a municipal or a community water supply system approved by the Health Officer, except, that when such municipal or community water supply is not available, the subdivider shall provide an individual water supply on each lot in the subdivision in accordance with minimum requirements of the Health Officer.
- E. Storm Drainage -
- 1) The subdivider shall provide the subdivision with an adequate storm water sewer system whenever curb and gutter is installed and whenever the evidence available to the Commission indicates that the natural surface drainage is inadequate. When the surface drainage is adequate, easements for such surface drainage shall be provided. When curb and gutter are not required for lots located on County, Town or State Highways, a shallow swale with its low point at least three inches below the elevation of the sub-grade of the pavement may be permitted; provided, that where existing natural drainage ways offer a suitable means of storm drainage, the street right-of-way may be widened to accommodate them, or they may be located in a parkway or easement.
- 2) All ditches for drainage must be graded and seeded.
- F. Curbs and Gutters - Wherever a proposed subdivision lies adjacent to, or in proximity of, other developed areas currently provided with curbs and gutters or

that have more than three (3) lots per acre of land platted into lots, the subdivider shall provide curbs and gutters on each side of the street surface in the proposed subdivision.

G. Sidewalks, Pedestrian Paths, Jogging Paths, and Bicycle Paths -

- 1) The Plan Commission shall require sidewalks to be installed on each side of the street in all subdivisions.
- 2) Where a proposed subdivision abuts an existing street right-of-way, the Plan Commission shall require the developer to construct sidewalks parallel to the existing street.
- 3) The Plan Commission may require developers to construct off-site sidewalks adjacent to the developers' project to respond to infrastructure demands created by said project.
- 4) When a proposed subdivision lies between or adjacent to existing subdivisions which have been provided with sidewalks, the Plan Commission shall require connecting sidewalks (which are extensions of the existing sidewalks) to be constructed.
- 5) If a sidewalk, pedestrian path, jogging path and/or bicycle way is to be installed, a plan shall be submitted to the Plan Commission with the Primary Plat and Secondary Plat drawings.
- 6) Curb ramps for handicapped accessibility shall be provided at all intersections of streets, alleys, and drives.
- 7) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a street intersection within or adjacent to a subdivision (where one of the streets is a primary arterial or a secondary arterial), necessary safety devices, such as painted crosswalks, signs, or other traffic control devices shall be installed at the developer's expense.
- 8) When sidewalks, pedestrian paths, jogging paths, and/or bicycle ways are to be installed, they shall be constructed in accordance with the Hamilton County Alternative Transportation Plan and the Construction Standards for the Town of Westfield, which have both been adopted by the Town of Westfield.

H. Street Signs - The subdivider shall provide the subdivision with street signs which shall meet the standards of the Town of Westfield and/or the standards of the Hamilton County Highway Department at the intersection of all streets.

Such street signs shall be installed in all subdivision sections which have received Secondary Plat approval prior to the issuance of any Building Permits in such subdivision sections.

- I. Street Lights - The subdivider shall provide the subdivision with street lights, the type of which will be determined by the Plan Commission, at street intersections, and at such other locations as the Plan Commission may direct.
- J. Fire Hydrants - The subdivider shall provide the subdivision with fire hydrants. The types of hydrants and location of hydrants shall be determined by the Westfield - Washington Township Fire Department and approved by Plan Commission.
- K. Landscaping - Suitable landscaping plan shall be developed for review and approval by the Plan Commission including procedures to be utilized for maintaining the landscaped area. (see WC 16.04.100 4 - Landscaping)
- L. Construction Standards - Construction standards for the following items may be found in "Town of Westfield Construction Standards", administered by the Westfield Utilities Department:
 - Paving and Surfacing
 - Erosion Control
 - Principles and Standards of Roadway Design
 - Minimum Standards of Improvement
 - Landscaping for Utilities
 - Monuments and Markers
 - Curbs and Gutters
 - Street Signs
 - Water Mains
 - Storm Sewers
 - Gravity Sanitary Sewers
 - Force Mains
 - Submersible Lift Stations, and
 - Sidewalks